IN RE: PETITIONS FOR SPECIAL HEARING

AND ZONING VARIANCE

E/S Oregon Avenue, 185.55 ft. S *

of Sulphur Spring Road

5507 Oregon Avenue

CARDEN RECEIVED FOR

13th Election District

1st Councilmanic District

Clem Kaikis, et al, Petitioners

BEFORE THE

ZONING COMMISSIONER

OF BALTIMORE COUNTY

Case No. 97-61-SPHA

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner on Petitions for Special Hearing and Zoning Variance for the property located at 5507 Oregon Avenue in Arbutus. The Petition is filed by Clem Kaikis and Phillip Christ, property owners. Special hearing relief is requested for a waiver of standards pursuant to Section 500.6 of the Baltimore County Zoning Regulations (BCZR); Section 517.2 of the Building Code and Sections 26-276, 26-670 and 26-172(a)(3) of the Baltimore County Code, all to permit repairs and a minor addition (16 ft. x 18 ft.) on the upper level of a structure in a riverine floodplain. Variance relief is also requested from Section 409.6.A.2 of the BCZR to allow 0 parking spaces for a proposed restaurant addition in lieu of the required 6 parking spaces and to confirm the parking arrangement shown on the site plan. All of the site plan, received into evidence as Petitioner's Exhibit No. 1.

Appearing and testifying at the requisite public hearing held for this case were Clem Kaikis and Phillip J. Christ, property owners. Also present was Paul Gorman, an Architect, who prepared the site plan, and William Smuck, a contractor who will do the proposed work. The Petitioners were represented by James J. Temple, Jr., Esquire. There were no Protestants or other interested persons present.

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NEW ROLL OF REAL

This Zoning Commissioner is familiar with the subject property, use thereof and history by virtue of a case which recently came before me on an adjacent property. That adjacent property, known as the Hollywood Theatre, is a landmark in the Arbutus area. Recently, a fire destroyed a portion of the Hollywood Theatre and damaged neighboring businesses. The owners of the Hollywood Theatre appeared before this Zoning Commissioner seeking relief to reconstruct the theatre and make certain improvements therein. That relief was granted. (See case No. 96-383-XA)

The subject case comes before me for similar purposes. The Petitions are filed by the adjoining property owners, who own and operate that business known as Paul's Restaurant. Paul's Restaurant is located immediately adjacent to the Hollywood Theatre and was also damaged by fire. The Petitioners propose rebuilding the restaurant and resuming operations. In addition to the repair and reconstruction of what was lost by the fire, a small addition of 16 ft. x 18 ft. will be added to the rear. Testimony and evidence offered was that this addition was to enlarge the kitchen area. There will be no additional seating provided, over and above the 85 to 90 patron capacity previously available. The kitchen addition is to enable to employees and staff of the restaurant to improve service to the customers.

Additional testimony and evidence offered was that the restaurant is family owned and has been in business for 47 years. It is a sit down family style restaurant which employs approximately 24 people, with 10-12 per shift. No alcohol is served on the premises and no on site parking is provided. As was testified during the Hollywood Theatre case and repeated in the instant matter, off street parking is available and a municipal parking lot is located nearby.



ORDER RECEIVED/FOR PLINE

Subsequent to the hearing, this Zoning Commissioner received a Zoning Plans Advisory Committee (ZAC) comment from Robert W. Bowling, on behalf of the Development Plans Review Division of the Department of Permits and Development Management. That comment recommended that a waiver from Section 517.2 of the Building Code be issued for so long as the proposed construction is above 70.0 elevation. The plan, indeed, shows the elevation of the proposed structure is above that level. This waiver is required because of the existence of a floodplain in the rear of the property, as more particularly shown on the site plan.

Based upon the testimony and evidence offered, all of which was uncontradicted, I am persuaded to grant the special hearing relief. In my judgment, the grant of such relief will not detrimentally affect surrounding properties. It is to be emphasized that the proposed construction is only to replace what was destroyed by fire, but for the limited addition.

Variance relief is necessary to legitimize the long standing parking arrangement. A total of 6 additional parking spaces are needed as a nesult of the square footage of the kitchen addition. In this regard, it is to be noted that no additional seating is proposed, and the restaurant has been in operation under the same arrangement without difficulty for years. For reasons contained within the record of testimony and evidence of perfered, I am also persuaded to grant the parking variance. In my judgment the Petitioners meet the burden set forth in Section 307 of the BCZR, as construed in the case law.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this ______day of October, 1996 that, pursuant to the Petition for

MURTINATIO

Baltimore County Government Zoning Commissioner Office of Planning and Zoning



Suite 112 Courthouse 400 Washington Avenue Towson, MD 21204

(410) 887-4386

October 2, 1996

James J. Temple, Jr., Esquire, P.A. 4701 Leeds Avenue P.O. Box 7492 Baltimore, Maryland 21227

> RE: Petitions for Special Hearing and Variance Property: 6507 Oregon Avenue Case No. 97-61-SPHA Clemis Kaikis, et al, Petitioners

Dear Mr. Temple:

Enclosed please find the decision rendered in the above captioned case. The Petitions for Special Hearing and Variance have been granted.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours

Láwrence E. Schmidt Zoning Commissioner

LES:mmn att.

c: Mr. Clemis A. Kaikis, 10009 Gunridge Circle, Kingsville, 21087 Mr. Phillip J. Christ, 4 Elray Road, Kingsville, Md. 21087

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15 E

Printed with Soybean Ink on Recycled Paper



Petition for Special Hearing

	to the Zoning Commi	issioner of	Baltimore	e County
	for the property located at		OREGON,	
7	7-61-5PHA	which	h is presently zon	ed BL-CCC

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

SPECIAL HEAMING FOR A WAIVER PURSUANT to SECTION 500.6 BCZR SECTION SIT.Z, BLOG CODE, AND SECTIONS 26-276, 26-670, 26-172 (a)(3), BCC to PERMIT REPAIRS + WINOR ADDITION 16 X18 ON UPPER CEUEL IN KIVERING FLOODPLAIN.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

			I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.
Contract Purchaser/Lessee			Legal Owner(s):
Type or Print Name)		· · · · · · · · · · · · · · · · · · ·	(Type of Pring Name) 389.156 J.H
Signature			Signature PHILLIP CHILLET
ddress			(Type or Print Name) C/C 5507 PANTN/F.P.SHIP
Sity	State	Zipcode	Signature SSO7 PARTNERSHIP
attorney for Petitioner.			Address BAUTMORE, MPhangrol 227
Type or Print Name)			City State Zipcode Name, Address and phone number of representative to be contacted.
ignature			NAME 4410 JOHN AVE BALT- 21227
ddress	Phone No.		Address - Phone No.
ity	State	Zipcode	ESTIMATED LENGTH OF HEARING unavailable for Hearing the following dates Next Two Months
anic.PO	FILMED.	T T	ALLOTHERDATE
MINOS	Fq.	<i>)</i>	

#67

which is presently zoned gy- CCC



97-61-5PHA

Petition for Variance

to the Zoning Commissioner of Baltimore County

The undersigned, legal	led with the Office of Zoning Adminis owner(s) of the property situate in Bali hereof, hereby petition for a Variance fr	stration & Development Management. timore County and which is described in the description and plat attached rom Section(s)
·		409.6 1 2
to penuit	ZERO PANKING-S	PARES FOR A PROPUSED RESTAURANT
ADDITION I	N LIEU OF ME REQU	INCO 6 PANKING-SPACES
<i>1</i>		aw of Baltimore County, for the following reasons: (indicate hardship or NULINV 13 SHOWN ON PROVIDED RUAN
- to 34	C DETERMINED	AT ITE ARING
i, or we, agree to pay ex	osted and advertised as presc expenses of above Variance advertising regulations and restrictions of Baltimor	ribed by Zoning Regulations. , postlng, etc., upon filing of this petition, and further agree to and are to re County adopted pursuant to the Zoning Law for Baltimore County
		I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petitlon
Contract Purchaser/Lessee		Legai Owner(s)
		CLEM CAIKIS
(Type or Print Name)		10 Cornin A. Kaikin
3:griature		Signature
Address		(Type or Print Name)
		C/O 5507 PANTNERSHIP
Ol y	State Zipcode	Signature
Attorney for Petitioner		5507 OREGON AVE
(Type or Print Name)		BATTMORE, MD 11221
Signature	7	City State Zipcode Name, Address and phone number of representative to be contacted
		- · ·
Address	Phone No.	1AVL J. GORMAN 242 431 4410 JUHN AVE BAUT 21227
City	State Zipcode	Address Phone No
Í DERMANNE	II TI AI kai karv	OFFICE USE ONLY
MCBOF	I MED	unavailable for Hearing
Printed with Soybean Ink		the following dates Next Two Months
on Recycled Paper	K change	REVIEWED BY: DATE 9 0 000
	Appendent May	

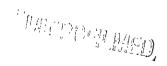
62

ZONING DESCRIPTION 97-61-58HA

- 3217 SF. SITE M-

The property known as 5507 Oregon Avenue located in the 13th Election District in the subdivision of North Halethrope contains 0.07 acres of land in a rectangular shape. The lot begins at a point on the East side of Oregon Avenue, which is 37 feet wide, at the distance of 185.55 feet South of the centerline of the nearest improved intersecting street, Sulphur Spring Road, which is 55 feet wide. Thence the following courses and distances:

Typical metes and bounds: N. 3 37' 46" E. 30.05 ft.;
N. 38 51' 16" E. 99.66 ft.; chord S. 23 32' 21" E. 32.39 ft.,
radius 174.27 ft., arc length 32.44 ft.; and S.88 51' 16" W.
114.50 ft. to the place of beginning as recorded in Deed Liber
10010, Folio 145.





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ZONING DEPARTMENT OF BALTIMORE COUNTY Towns, Maryland CERTIFICATE OF POSTING

Number of Signs:	Posted by Julian Aldman Date of return:	Remarks:	Location of signs. On building front where window opening is.	Location of property: Els Oregon Avenue, 185.55' Sof Sulphur Spring Rd.	Petitioner: Clem Kaikis & Phillip Christ	Posted for: Case # 97-61-5PHA (Item 62): 5507 Organ Avenue	District 13	
				Rd.			١,	

Is Council resolution of the council resolution of the council resolution of the council resolution of the council resolution (16 feet x 18 feet) on upper level in a finearine flooring that the council resolution in the council resolution activities the appropriate the required 6 parking spaces for a projected the required 6 parking spaces and to continue parking spaces and to continue parking spaces and to continue provided plain. Hearing: Wednesday, September 11, 1996 at 1050 a.m. in Sim. 106 County Office Builday. 5507 Oregan Avenue, 185.55 S ES Oregan Avenue, 185.55 S of Sulphur Spring Road 13th Election District ase: #97-61-SP1/A Neam 62)

CAMPBENCE & SCHMIDT

Zoning Commissioner for Baltimore County
Baltimore County
NOTES: (1) Hearings: are Handicapper! Accessible, for special accommodations
Please Call 867-3350.
Please Call 867-3351.
Please Call 867-3351.

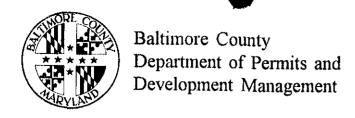
CERTIFICATE OF PUBLICATION

TOWSON, MD.,_

weeks, the first publication appearing on And 22, 1916 in Towson, Baltimore County, Md., once in each of ___ published in THE JEFFERSONIAN, a weekly newspaper published THIS IS TO CERTIFY, that the annexed advertisement was _successive

THE JEFFERSONIAN,

LEGAL AD. - TOWSON



Development Processing County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR
For newspaper advertising:
Item No.: 67 Petitioner: CLEM KAIKIS
Location: SSO7 OREGON AVE
PLEASE FORWARD ADVERTISING BILL TO: NAME: MR. Clem Kaikis
ADDRESS: 5507 OROGON Aug.
Boltimone Mel 21227
PHONE NUMBER: 40 529.0088 / 389-1502#
RAICTROFII NATO

Plat to accompany Petition for Zoning Variance	Special Hearing
RTY ADDRESS:see pages 5	& 6 of the CHECKLIST for additional required information
Subdivision name:	
OWNER:	
	€
	Horn scale: 1'=1000'
	LOCATION INFORMATION
	Election District:
	1"=200' scale map#:
	Zoning:
	Lot size: acreage square feet
	SEWER:
	Chesapeake Bay Critical Area: 📋 📋
	Prior Zoning Hearings:
	Office USE
date:	reviewed by: ITEM #: CASE#:
prepared by: Scale of Drawing: 1 =	

TO: PUTUXENT PUBLISHING COMPANY
August 22, 1996 Issue - Jeffersonian

Please foward billing to:

Clem Kaikis 5507 Oregon Avenue Baltimore, MD 21227 529-0088

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-61-SPHA (Item 62)
5507 Oregon Avenue
E/S Oregon Avenue, 185.55' S of Sulphur Spring Road
13th Election District - 1st Councilmanic
Legal Owner(s): Clem Kaikis and Phillip Christ

Special Hearing for a waiver to permit repairs and minor addition (16 feet x 18 feet) on upper level in a riverine floodplain.

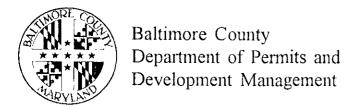
Variance to permit zero parking spaces for a proposed restaurant addition in lieu of the required 6 parking spaces and to confirm parking as shown on provided plan.

HEARING: WEDNESDAY, SEPTEMBER 11, 1996 at 10:00 a.m. in Room 106, County Office Building.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887~3391.



Development Processing County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204

September 5, 1996

Mr. Clemis A. Kaikis c/o 5507 Partnership 5507 Oregon Avenue Baltimore, MD 21227

RE: Item No.: 62

Case No.: 97-61-SPHA
Petitioner: Clemis Kaikis

Dear Mr. Kaikis:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on August 8, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

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E D U 'n, O v) Щ 27 O H U μ 54 KB 154 RICAL H M

MINIMUM FEE FOR ELECTRICAL PERMITS IS \$17.00

PERMIT EXPIRATION

it was issued unless A permit shall expire one year from the date it was issued unle it is extended, in which case it can only be extended for one additional year. The maximum duration of an electrical bermit is two years.

ROUGH WIRING

as outlets: . \$17.00 lights to be counted 1 to 50 flxtures and . \$17.00 switches, receptacles, outlets to 20

For each additional 25 fixtures or fraction thereof . .\$3.00 r each additional 25 outlets fraction thereof . \$ 3.00 ĕ

installed COMPLETED INSTALLATIONS, where wiring and fixtures are installe and can be inspected on one visit, apply rough wiring schedule based on total number of outlets.

- NEW RESIDENCE - FLAT RATE - INCLUDES ALL APPLIANCES

샙

Not over 100 amp. service \$44.00
Not over 200 amp. service \$52.00
Over 200 amp. service \$57.00

- NEW APARTMENTS - INCLUDES ALL APPLIANCES - SERVICE ADDITIONAL FEES

to 5 - Use Rough Wiring & Fixture Schedules, Service Additional or more - \$17.00 per apartment, Service Additional

Appliances such as electric ranges, range tops, ovens, air conditioners, water heaters, disposals, dishwashers, dryers, water pumps, electric heating units, etc., installed in dwelling occupancies: a charge of \$5.00 will be made for the first unit 20 KW or less, and \$2.00 for each additional unit or outlets. ADDITIONS & REMODELING - Use Rough Wiring and Fixture Schedules.

INDUSTRIAL AND COMMERCIAL EQUIPMENT - such as air conditioners, motors, generators, commercial heaters, transformers, capacitors, welders and similar devices:

Single unit or group not exceeding 5 motors whose total capacity does not exceed 1 HP or KW . . \$17.00 -- \$5.00 I HP to 40 HP . KW or KVA \$17.00 -- \$6.00 Over 40 HP to 75 HP, KW or KVA \$17.00 -- \$6.00 Over 75 HP, KW or KVA \$17.00 -- \$7.00

- RELOCATION OR CHANGE IN SERVICE SERVICE MEM

Where above motor fees exceed \$75.00 and inspections can be completed within 90 days of filling application, apply 50% of the above fees for the amount over \$75.00.

for each class

\$17.00	\$25.00	\$43.00
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MODULAR HOMES OR PREFABRICATED STRUCTURES

Must bear a sticker of approval from the U.S. federal government, the state, a national testing facility, or other recognized inspection bureau. When this sticker is in evidence, a flat rate of \$43.00 will be charged.

- OUTDOOR ENCLOSURES TRANSFORMERS, VAULTS OUTDOOR SUB-STATIONS NOTE: Above applied to each bank of transformers.

SWIMMING POOLS

Bonding \$17.00 Filters & Pool Lights (Use fixture & appliance schedule)

REINSPECTION OR REINTRODUCTION OF CURRENT

ADDITIONAL INSPECTIONS

ELECTRIC SIGNS

Secondary Fee

gas tube sign to be computed by adding charge of sockets by "4" applying rough wiring schedule for each sign,

has been commenced without authorization of such permit, a special investigation shall be made before a permit may be issued for such work. In addition to the regular permit fee, an investigation fee of \$43.00 shall be collected. Single unit, non-automatic, ELEVATOR INSTALLATIONS

Whenever any work for which a permit is required under this code

INVESTICATION

motor schedule.

RADIO OR IV APPARATUS

PROTECTIVE SIGNALING SYSTEMS, SOUND OR TIME SYSTEMS OUTLETS, TELEPHONES Minimum fee

I to 15 devices Each additional

Temporary installations for carnivals, Christmas decorations, halls churches, etc., where inspection is on a one-time basis, apply the following fees: TEMPORARY INSTALLATIONS AND DECORATIVE DISPLAYS

Where Inspection is not on a one-time basis, si Special Services below:

SPECIAL SERVICES

hospital operating floors, motion picture equipment, mobile homes, etc.) and/or conditions not provided for in the schedule shall be charged for on the basis of time required. \$17.00 Special services (such as annual inspections Minimum fee . . .

first inspection, when work was not ready, Temporaries and inspections requested after the

Issuance of duplicate certificate

PRE-PURCHASE AND USE POSTCARD PERMITS (\$17.00) FOR SIMPLE, ONE-ITEM INSPECTIONS.

Baltimore County Government Fire Department



700 East Joppa Road Towson, MD 21286-5500 Office of the Fire Marshal (410) 887-4880

DATE: 08/15/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: CLEM KAIKIS & PHILLIP CHRIST

Location: E/S DREGON AVE. 185.55' S OF SULPHUR SPRING RD. (5507 DREGON AVE.)

Item No.: 062 Zoning Agenda: SPECIAL HEARING/VARIANCE

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

- 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

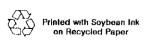
REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHDNE 887-4881, MS-1102F

cc: File

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DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT INTER-OFFICE CORRESPONDENCE

T0:

Mr. Arnold Jablon, Director

August 21, 1996

Zoning Administration and Development Management

FROM:

Robert A. Wirth PAW/97

DEPRM

SUBJECT: Zoning Item #62 - Kaikis Property

5507 Oregon Avenue

Zoning Advisory Committee Meeting of August 19, 1996

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Environmental Impact Review

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

RAW:MK:

KAIKIS/DEPRM/TXTSBP

INTER-OFFICE CORRESPONDENCE

OT:

Arnold Jablon, Director

DATE: August 22, 1996

Permits and Development

Management

FROM:

Pat Keller, Director

Office of Planning

SUBJECT:

Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 33, 48, 55, 58, 62, 63, 65, 66, 67, and 69

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by: Jeffus W. Zong

Division Chief: Cayl. Kens

PK/JL

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT TOWSON, MARYLAND 21204

BUILDINGS ENGINEER

- 1975 STOR

INTEROFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

Date: August 23, 1996

Department of Permits & Development

Management

FROM:

Robert W. Bowling, Chief

Development Plans Review Division

SUBJECT:

Zoning Advisory Committee Meeting

for August 26, 1996

Items: "Use Permit-Parking", 033, 057, 058, 062, 063, 065, 066, 067,

and 069

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT TOWSON, MARYLAND 21204



BUILDINGS ENGINEER

HOTO-HOLD

9/11/96 Ohist

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Lawrence E. Schmidt Zoning Commissioner

FROM:

us!

Robert W. Bowling, Chief Development Plans Review Division Department of Permits &

Development Management

SUBJECT:

Item No. 97-61-SPHA

Zoning Advisory Item No. 62



Sept. 20, 1996

DATE:

The Development Plans Review Division has re-reviewed the subject zoning item, and we revise our comments dated August 26, 1996 as follows:

The Developer is advised the site is located in a riverine floodplain; therefore, all proposed construction must be above elevation 70.0.

RWB:HJO:jrb

cc: Zoning Advisory Committee

Mr. Paul J. Gorman, Architect; 4410 John Avenue - Rookery; Baltimore,

MD 21227

File



David L. Winstead Secretary Parker F. Williams Administrator

8-16-96

Ms. Roslyn Eubanks Baltimore County Office of Permits and Development Management County Office Building, Room 109 Towson, Maryland 21204

RE:

Baltimore County Item No. 062 (TLL)

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Ronald Burns, Chief Engineering Access Permits

BS/es

My telephone number is ,

BALTIMORE COUNTY, MARYLAND Inter-Office Memorandum

DATE:

August 8, 1996

TO:

Hearing Officer

FROM:

John L. Lewis

SUBJECT:

Item #62

5507 Oregon Avenue

The plans and descriptions are sealed by an architect. I advised of checklist requirements and the applicant wanted to file at own risk.

The floodplain question came up at the filing. I accepted the special hearing request with the applicant knowing that a waiver request to the DRC concerning the floodplain would be required and the Director of DPW must make a recommendation prior to the hearing.

Also advised need to contact MDE.

JLL:scj

PETITION PROBLEMS

#33 --- RT

- Where has this petition been????
- 2. Only one signature was notarized.

#55 --- JRA

- 1. No zoning indicated on petition form.
- 2. No review information on bottom of petition form.

#58 --- MJK

- Need title of person signing for legal owner.
- 2. Need telephone number of legal owner.

#60 --- MJK

Need telephone number for legal owner.

#61 --- ????

Where is it??????

#62 --- JLL

1. Why does special hearing petition form list two legal owners and the variance petition form list only one legal owner.

NO C.D.

#64 --- JLL

Need title of person signing for lessee.

#67 --- JJS

Need zoning on petition form - says "Res".

*#*70 --- ???

Where is it????

#71 --- MJK

1. Need telephone number for legal owner.

SWELL CAN

SPRINKLER SYSTEM HYDRAULIC ANALYSIS

HYDRAULIC ANALYSIS Page 6
C:\HASS60\DATA\TARGET\TS-FSA-1.SDF Date: 05/20/1996 JOB TITLE: TARGET STORE GRID SYSTEM NO. 2 FOOD SERVICE AREA PIPE DATA (cont.)

PIPE EI NOI	ND	ELEV. (FT)	NOZ.	PT (PSI)	DISC. (GPM)	Q (GPM) VEL (FPS) HW(C	N) LENGTH) (FT) T	PRE S (PS	ESS. EUM. SI)
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233 231	Pipe:	240 14.7 14.7	0.0	46.3 45.8	0.0	413.7 8.9	120	FTG	PF PE PV	0.5 0.0 0.5
233	Pipe:	241 14.7 14.7	0.0	46.3 38.5	0.0	35.3 5.1	120	PL 193.29 FTG 2T TL 213.29	PF PE PV	7.9 0.0 0.2
	_	242 14.7 14.7	0.0	38.5 38.3	0.0	72.0 4.0	120	PL 14.50 FTG TL 14.50	PF PE PV	0.2 0.0 0.1
235	Pipe:		0.0			449.0 9.7	120	PL 16.00 FTG TL 16.00	PF PE PV	0.6 0.0 0.6
	-	244 14.7 14.7	0.0	46.9 38.5		36.7 5.3	120	PL 193.29 FTG 2T TL 213.29	PF PE PV	8.4 0.0 0.2
236	Pipe:		0.0	38.5 38.5	0.0	36.7	120	PL 16.00 FTG TL 16.00	PF PE PV	0.1 0.0 0.0
235	Pipe:	246 14.7 14.7	0.0	46.9 47.9	0.0	-485.7 10.5	4.352 120 0.047	PL 9.38 FTG E TL 19.58	PF÷∜ PE PV	0.9 0.0 0.7
237 TR2	Pipe:	14.7	0.0	47.9 52.6	0.0	-485.7 10.5	120	PL 70.21 FTG 3E TL 100.81	ΡĒ	4.7 0.0 0.7
TR2 CV2		14.7	0.0	52.6 57.8	0.0	-485.7 10.5	120	PL 12.71 FTG TL 12.71	PF PE PV	0.6 4.6 0.7
CV2 WH2	Pipe:	4.0	0.0	57.8 60.2	0.0	12.2	120	PL 1.50 FTG TG TL 23.50	PF PE PV	1.6 0.9 1.0
WH2 WH3		2.0	0.0	60.2	0.0	-485.7 3.0	120	FTG	PF PE PV	0.0 0.0 0.1
WH3 BF2	Pipe:	2.0	0.0	60.3 60.3	0.0	-485.7 3.0	120	FTG G	PE	0.0 0.0 0.1

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			Philli	ip Chri	ist		*		CASE N	o. 97-	61-SPHA	
Leg	gal Owne	er(s):	Clem F	Kaikis	and							
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RE:	PETI:	CION FO	OR SPEC	CIAL HE	EARING		*		BEFORE	THE		

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this day of September, 1996, a copy of the foregoing Entry of Appearance was mailed to Paul Gorman, 4410 John Avenue, Baltimore, MD 21227, representative for Petitioner.

ETER MAX ZÍMMERMAN

Baltimore County Government Department of Permits and Development Management



111 West Chesapeake Ave. Towson, Md. 21204

(410) 887-3321

March 22, 1996

Mr. Paul J. Gorman 4410 John Avenue Baltimore, Maryland 21227

> RE: Paul's Restaurant 5507 Oregon Avenue DRC Number 02126I, Dist. 23C1

Dear Sir:

Pursuant to Article 25A, Section 5(U) of the Annotated Code of Maryland and as provided in Section 602(d) of the Baltimore County Charter and Section 26-132 of the Baltimore County Code, this letter constitutes an administrative order and decision on the request for issuance, renewal or modification of a license, permit, approval, exemption, waiver or other form of permission you filed with this department.

Your request has been submitted for careful review and consideration to the Development Review Committee (DRC), which is composed of representatives from each of those departments involved in land use decisions. These representatives are designees of the directors of these departments. The purpose of the DRC is to insure compliance with Section 26-171 and Section 26-211 of the Baltimore County Code and to make recommendations to the Director, Department of Permits and Development Management.

The DRC has in fact met in an open meeting on February 20, 1996 and made the following recommendations:

The DRC has determined that your project meets the requirements of a limited exemption under Section 26-171. The building may be built over top of the existing sewer easement, but no structures can be placed in the easement itself. The owner must provide Baltimore County with a "hold harmless agreements", to allow Baltimore County to make improvements in the existing easement. Baltimore County will not be responsible for damages to the building for work done in the easement.

MICROFILMED

ELECTRICAL INSPECTION FEE SCREDULE

EFFECTIVE APRIL 1. 1992

MINIMUM FEE FOR ELECTRICAL PERMITS IS \$17.00

INVESTIGATION FEE

PERMIT EXPIRATION

A permit shall expire one year from the date it was issued unless it is extended, in which case it can only be extended for one additional year. The maximum duration of an electrical permit is two years.

ROUGH WIRING EIXIURI

For each additional 25 outlets or fraction thereof . \$ 3.00	1 to 50 outlets \$17.00	d switches, receptacles, and l
For each additional 25 outlets For each additional 25 fixtures or fraction thereof . \$3.00 or fraction thereof\$3.00	1 to 50 fixtures \$17.00	switches, receptacles, and lights to be counted as outlets:

COMPLETED INSTALLATIONS, where wiring and fixtures are installed and can be inspected on one visit, apply rough wiring schedule based on total number of outlets.

FEES - NEW RESIDENCE - FLAT RATE - INCLUDES ALL APPLIANCES & SERVICE

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FRES - NEW APARIMENTS - INCLUDES ALL APPLIANCES - SERVICE

ADDITIONAL

1 to 5 - Use Rough Wiring & Fixture Schedules, Service Additional 6 or more - \$17.00 per apartment, Service Additional

PITIONS & REMODELING - Use Rough Wiring and Fixture Schedules. lilances such as electric ranges, range tops, ovens, air conditioners, water heaters, disposals, dishwashers, dryers, water pumps, electric heating units, etc., installed in dwelling occupancies: a charge of \$5.00 will be made for the first unit 20 KW or less, and \$2.00 for each additional unit or outlets.

INDUSTRIAL AND COMMERCIAL EQUIPMENT - such as air conditioners, motors, generators, commercial heaters, transformers, capacitors, welders and similar devices:

Secondary Fee

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\$7.00	36,00	35.00	55.00	1

OTE: Where above motor fees exceed \$75.00 and inspections can be completed within 90 days of filing application, apply 50% of the above fees for the amount over \$75.00.

NEW SERVICE - RELOCATION OR CHANGE IN SERVICE

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for each class.

MODULAR HOMES OR PREFABRICATED STRUCTURES

Must bear a sticker of approval from the U.S. federal government, the state, a national testing facility, or other recognized inspection bureau. When this sticker is in evidence, a flat rate of \$43.00 will be charged.

TRANSFORMERS, VAULIS - OUTDOOR ENCLOSURES OUTDOOR SUB-STATIONS

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1	\$21.00	.\$19.00

NOTE: Above applied to each bank of transformers.

SWIMMING POOLS

REINSPECTION OR REINTRODUCTION OF CURRENT

ADDITIONAL INSPECTIONS

For reported correction of defects found in original installation (after notice of correction and second inspection) \$17.00

ELECTRIC SIGNS

ELEVATOR INSTALLATIONS

Whenever any work for which a permit is required under this code has been commenced without authorization of such permit, a special investigation shall be made before a permit may be issued for such work. In addition to the regular permit fee, an investigation fee of \$43.00 shall be collected.

1 to 20 HP each \$17.00 single unit, non-automatic, over 20 HP: apply primary motor schedule. Automatic elevators: Add \$5.00 to primary motor schedule.	23 3 :
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RADIO OR TV APPARATUS

TEMPORARY INSTALLATIONS AND DECORATIVE DISPLAYS Temporary installations for carnivals, Christmas decorations, halls churches, etc., where inspection is on a one-time basis, apply the following fees:	1 to 15 devices \$17.00 Each additional 5	PROTECTIVE SIGNALING SYSTEMS, SOUND OR TIME SYSTEMS OUTLETS, TELEPHONES	Minimum fee \$17.00
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------	-------------------------------------------------------------------------	---------------------

SPECIAL SERVICES

Special Services below:

Issuance of duplicate certificate . . . \$ 3.00

PRE-PURCHASE AND USE POSTCARD PERMITS (\$17.00) FOR SIMPLE, ONE-ITEM INSPECTIONS.

Mr. Paul J. Gorman Paul's Restaurant March 22, 1996 Page 2

I have reviewed the recommendations carefully and I have determined to adopt the recommendations set forth above. It is this 26th day of February, 1996, ordered and decided that the recommendations of the DRC are hereby adopted.

Should you submit an application for any permits that may be required for this project, your application will be processed subject to the conditions set forth above and any plans, securities, or non-county permits that may be required in accordance with County, State, or Federal regulations.

Sincerely,

Arnold Jablon

Director

AJ:DTR:aw

c: Bruce Seeley Carol Brown File



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EFFECTIVE APRIL 1, 1992

MUNIMUM FEE FOR ELECTRICAL PERMITS IS \$17.00

INVESTIGATION FEE

PERMIT EXPIRATION

A permit shall expire one year from the date it was issued unless it is extended, in which case it can only be extended for one additional year. The maximum duration of an electrical permit

For each additional 25 outlets or fraction thereof . \$ 3.00 to 50 outlets . . . \$17.00 switches, receptacles, and lights to be counted as outlets: For each additional 25 fixtures or fraction thereof . .\$3.00 1 to 50 fixtures . . . \$17.00

OUCH WIRING

COMPLETED INSTALLATIONS, where wiring and fixtures are installed and can be inspected on one visit, apply rough wiring schedule based on total number of outlets.

FEES - NEW RESIDENCE - FLAT RATE - INCLUDES ALL APPLIANCES & SERVICE

FERS - NEW APARTMENTS - INCLUDES ALL APPLIANCES - SERVICE

ADDITIONAL

1 to 5 - Use Rough Wiring & Fixture Schedules, Service Additional 6 or more - \$17.00 per apartment, Service Additional

PITIONS & REMODELING - Use Rough Wiring and Fixture Schedules. Pliances such as electric ranges, range tops, ovens, air conditioners, water heaters, disposals, dishwashers, dryers, water pumps, electric heating units, etc., installed in dwelling occupancies: a charge of \$5.00 will be made for the first unit 20 KW or less, and \$2.00 for each additional unit or outlets.

motors, generators, commercial heaters, transformers, capacitors, welders and similar devices: INDUSTRIAL AND COMMERCIAL EQUIPMENT - such as air conditioners,

Over 75 HP, KW or KVA	Over 40 HP to	1 HP to 40 HE	total capacit	Single unit or group not exceeding 5 motors whose	
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Where above motor fees exceed \$75.00 and inspections can be completed within 90 days of filing application, apply 50% of the above fees for the amount over \$75.00.

Ä RELOCATION OR CHANGE IN SERVICE

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MODULAR HOMES OR PREFABRICATED STRUCTURES

or other recognized inspection bureau. When this sticker is in evidence, a flat rate of \$43.00 will be charged. Must bear a sticker of approval from the U.S. federal government, the state, a national testing facility, or other recognized inspection bureau. When this

TRANSFORMERS, VAULIS - OUTDOOR ENCLOSURES OUTDOOR SUB-STATIONS

Over 500	Over 200	Not over
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NOTE: Above applied to each bank of transformers.

SWIMMING POOLS

schedule) - \$17-00

REINSPECTION OR REINTRODUCTION OF CURRENT

Charge is in relation to amount of supervision,

ADDITIONAL INSPECTIONS

For reported correction of defects found in original

ELECTRIC SIGNS

gas tube sign to be computed by adding charge of sockets by "4" applying rough wiring schedule for each sign, For incandescent signs, divide total number

for each class.

ELEVATOR INSTALLATIONS

Single unit, non-automatic

has been commenced without authorization of such permit, a special investigation shall be made before a permit may be issued for such work. In addition to the regular permit fee, an investigation fee of \$43.00 shall be collected. Whenever any work for which a permit is required under this code

RADIO OR TW APPARATUS

. \$17.00

Minimum fee . .

TEMPORARY INSTALLATIONS AND DECORATIVE DISPLAYS Temporary installations for carnivals, Christma	1 to 15 devices \$17.00 Each additional 5	PROTECTIVE SIGNALING SYSTEMS, SOUND OR TIME SYSTEMS OUTLETS, TELEPHONES
Lor	• •	SHICK
DECORATIVE Carmivals,	\$17.00	;, SOUND OR
DISPLAYS Christma	\$17.00 \$ 3.00	TIME

decorations, halls churches, etc:, where inspection is on a one-time basis, apply the following fees:

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Where Inspection is not on a one-time basis, see Special Services below:

SPECIAL SERVICES

Special services (such as annual inspections, hospital operating floors, motion picture equipment, mobile homes, etc.) and/or conditions not provided for in the schedule shall be charged for on the basis of time required. . \$17.00

Temporaries and inspections requested after

Issuance of duplicate certificate . . . \$ 3.00

PRE-PURCHASE AND USE POSTCARD PERMITS (\$17.00) FOR SIMPLE, ONE-TIEM INSPECTIONS.

Law Offices of

James J. Temple, Jr., P.A.

4701 Leeds Avenue P.O. Box 7492 Baltimore, Maryland 21227

James J. Temple, Jr. Jay B. Shuster

410-247-8400

Fax: 410-247-9388

September 10, 1996

Zoning Commissioner of Baltimore Rm 106 County Office Building 111 W. Chesapeake Ave Towson, Maryland 21204

Attn: Arnold Jablon, Director

Re: Case No. 97-61-SPHA (Item 6)

5507 Oregon Avenue

Dear Mr. Jablon:

Please accept this letter as my entry of appearance on behalf of the owners of the above referenced property, Clem Kaikis, Phillip Christ and the coporate entity, Trianda Inc. t/a Paul's Restaurant in regard to the hearing in the above referenced matter.

Very truly yours,

James J. Temple,

JJT/cam

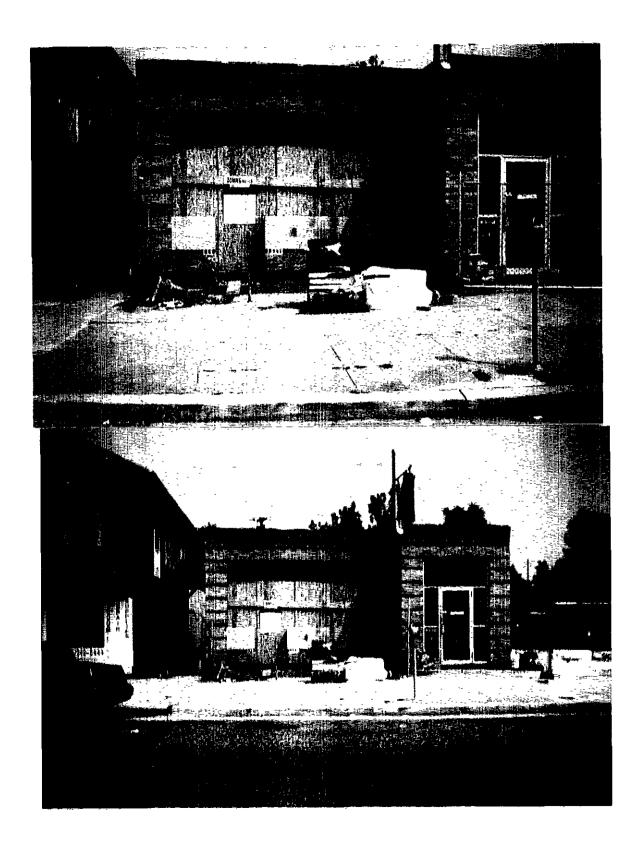
cc: Mr. Clemis Kaikis

Mr. Phillip Christ

PLEASE PRINT CLEARLY

Pexationers' PROTESTANT(S) SIGN-IN SHEET

Clenis A. KA:Kis Phillip Thust This Temple Was Sowek	ADDRESS 10009 GUNAIOGE CIADE KINGSUILLE MIL 4410 JOHN AVE BAYO 2122: 4701 Leeds Aue BAH-MD212 2400 CIBRIETURD 21784
iontruth	



Special Hearing, approval for a waiver of standards pursuant to Section 500.6 of the Baltimore County Zoning Regulations (BCZR); Section 517.2 of the Building Code and Sections 26-276, 26-670 and 26-172(a)(3) of the Baltimore County Code, all to permit repairs and a minor addition (16 ft. \times 18 ft.) on the upper level in a riverine floodplain, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED, that a variance from Section 409.6.A.2 of the BCZR to allow 0 parking spaces for a proposed restaurant addition in lieu of the required 6 parking spaces and to confirm the parking arrangement shown on the site plan, be and is hereby GRANTED; subject, however, to the following restriction:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

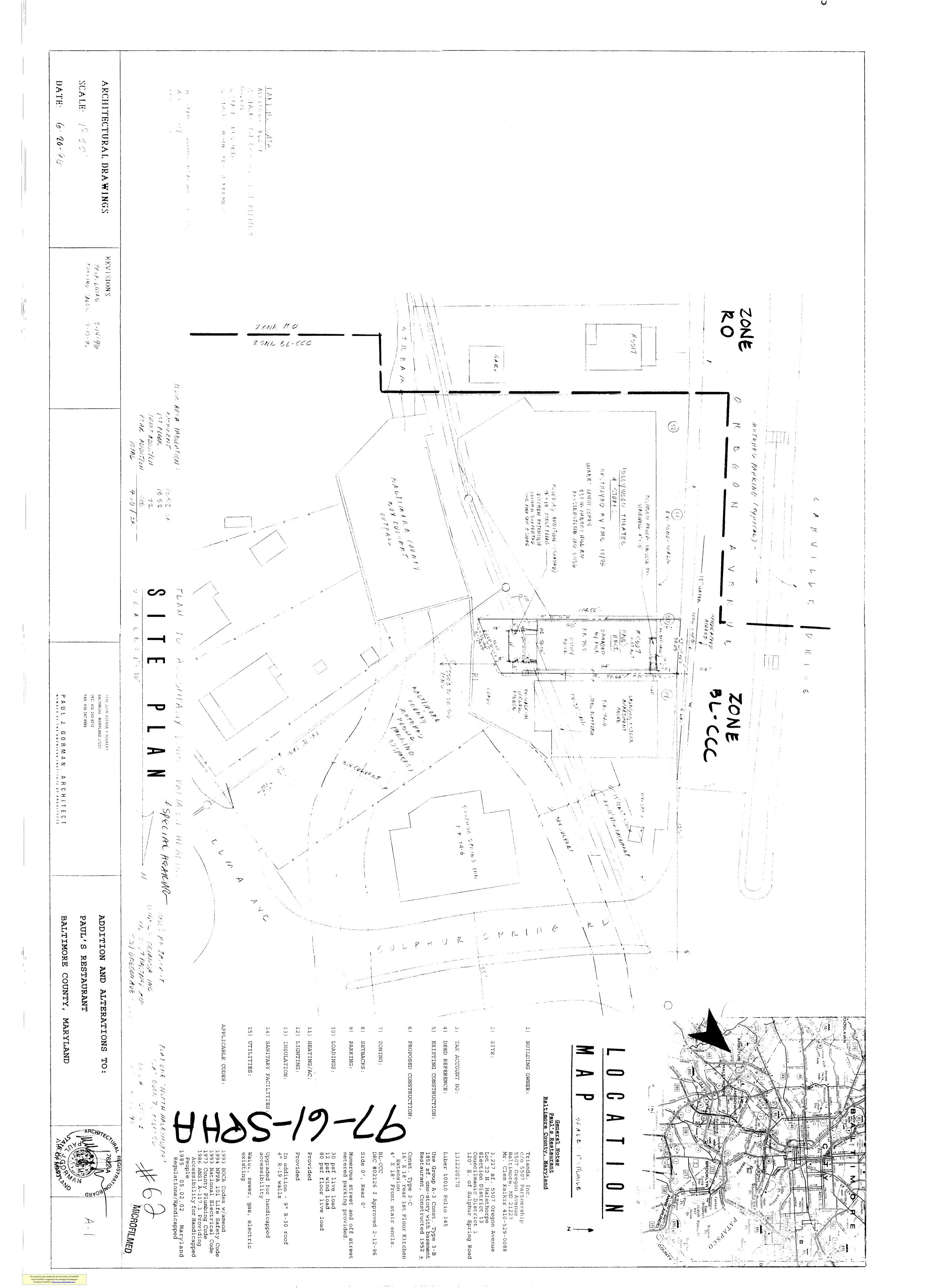
LAWRENCE E. SCHMIDT

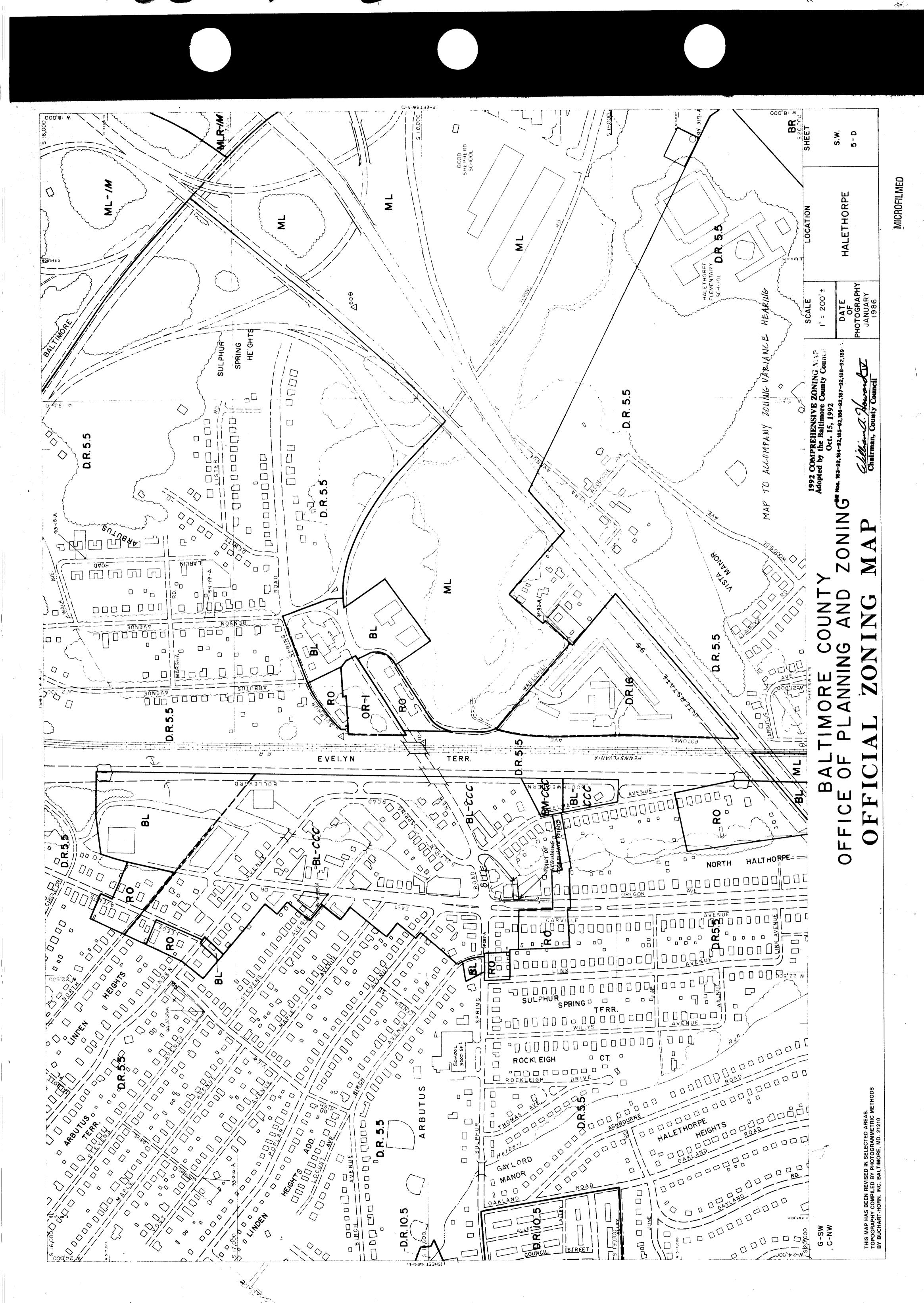
Zoning Commissioner for Baltimore County

LES:mmn

ORDER RECEIVED FO

MCROFILMED





IN RE: PETITIONS FOR SPECIAL HEARING

of Sulphur Spring Road

E/S Oregon Avenue, 185.55 ft. S *

AND ZONING VARIANCE

Special Hearing and Zoning Variance for the property located at 5507 Oregon Avenue in Arbutus. The Petition is filed by Clem Kaikis and Phillip Christ, property owners. Special hearing relief is requested for a waiver of standards pursuant to Section 500.6 of the Baltimore County Zoning Regulations (BCZR); Section 517.2 of the Building Code and Sections 26-276, 26-670 and 26-172(a)(3) of the Baltimore County Code, all to permit repairs and a minor addition (16 ft. x 18 ft.) on the upper level of a structure in a riverine floodplain. Variance relief is also requested from Section 409.6.A.2 of the BCZR to allow 0 parking spaces for a proposed restaurant addition in lieu of the required 6 parking spaces and confirm the parking arrangement shown on the site plan. All of the requested relief and subject property are more particularly shown on the site plan, received into evidence as Petitioner's Exhibit No. 1.

This matter comes before the Zoning Commissioner on Petitions for

ZONING COMMISSIONER

⋆ OF BALTIMORE COUNTY

* Case No. 97-61-SPHA

Appearing and testifying at the requisite public hearing held for this case were Clem Kaikis and Phillip J. Christ, property owners. Also present was Paul Gorman, an Architect, who prepared the site plan, and william Smuck, a contractor who will do the proposed work. The Petitioners were represented by James J. Temple, Jr., Esquire. There were no Protestants or other interested persons present.

This Zoning Commissioner is familiar with the subject property, use thereof and history by virtue of a case which recently came before me on an adjacent property. That adjacent property, known as the Hollywood Theatre, is a landmark in the Arbutus area. Recently, a fire destroyed a portion of the Hollywood Theatre and damaged neighboring businesses. The owners of the Hollywood Theatre appeared before this Zoning Commissioner seeking relief to reconstruct the theatre and make certain improvements therein. That relief was granted. (See case No. 96-383-XA)

The subject case comes before me for similar purposes. The Petitions are filed by the adjoining property owners, who own and operate that business known as Paul's Restaurant. Paul's Restaurant is located immediately adjacent to the Hollywood Theatre and was also damaged by fire. The Petitioners propose rebuilding the restaurant and resuming operations. In addition to the repair and reconstruction of what was lost by the fire, a small addition of 16 ft. x 18 ft. will be added to the rear. Testimony and evidence offered was that this addition was to enlarge the kitchen larea. There will be no additional seating provided, over and above the 85 o 90 patron capacity previously available. The kitchen addition is to enable to employees and staff of the restaurant to improve service to the

Additional testimony and evidence offered was that the restaurant is family owned and has been in business for 47 years. It is a sit down family style restaurant which employs approximately 24 people, with 10-12 per shift. No alcohol is served on the premises and no on site parking is provided. As was testified during the Hollywood Theatre case and repeated in the instant matter, off street parking is available and a municipal parking lot is located nearby.

customers.

Subsequent to the hearing, this Zoning Commissioner received a Zoning Plans Advisory Committee (ZAC) comment from Robert W. Bowling, on behalf of the Development Plans Review Division of the Department of Permits and Development Management. That comment recommended that a waiver from Section 517.2 of the Building Code be issued for so long as the proposed construction is above 70.0 elevation. The plan, indeed, shows the elevation of the proposed structure is above that level. This waiver is required because of the existence of a floodplain in the rear of the property, as more particularly shown on the site plan.

Based upon the testimony and evidence offered, all of which was uncontradicted, I am persuaded to grant the special hearing relief. In my judgment, the grant of such relief will not detrimentally affect surrounding properties. It is to be emphasized that the proposed construction is only to replace what was destroyed by fire, but for the limited addition.

Variance relief is necessary to legitimize the long standing parking arrangement. A total of 6 additional parking spaces are needed as a \searrow result of the square footage of the kitchen addition. In this regard, it to be noted that no additional seating is proposed, and the restaurant has been in operation under the same arrangement without difficulty for years. For reasons contained within the record of testimony and evidence pffered, I am also persuaded to grant the parking variance. In my judgment the Petitioners meet the burden set forth in Section 307 of the BCZR, s construed in the case law.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this and day of October, 1996 that, pursuant to the Petition for

Special Hearing, approval for a waiver of standards pursuant to Section 500.6 of the Baltimore County Zoning Regulations (BCZR); Section 517.2 of the Building Code and Sections 26-276, 26-670 and 26-172(a)(3) of the Baltimore County Code, all to permit repairs and a minor addition (16 ft. x 18 ft.) on the upper level in a riverine floodplain, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED, that a variance from Section 409.6.A.2 of the BCZR to allow 0 parking spaces for a proposed restaurant addition in lieu of the required 6 parking spaces and to confirm the parking arrangement shown on the site plan, be and is hereby GRANTED; subject, however, to the following restriction:

> 1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

> > LAWRENCE E. SCHMIDT Zoning Commissioner for Baltimore County

Baltimore County Government Zoning Commissioner Office of Planning and Zoning

(410) 887-4386

October 2, 1996

James J. Temple, Jr., Esquire, P.A. 4701 Leeds Avenue P.O. Box 7492 Baltimore, Maryland 21227

RE: Petitions for Special Hearing and Variance Property: 6507 Oregon Avenue Case No. 97-61-SPHA Clemis Kaikis, et al, Petitioners

Dear Mr. Temple:

Suite 112 Courthouse 400 Washington Avenue Towson, MD 21204

> Enclosed please find the decision rendered in the above captioned case. The Petitions for Special Hearing and Variance have been granted.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Zoning Commissioner

c: Mr. Clemis A. Kaikis, 10009 Gunridge Circle, Kingsville, 21087

for the property located at	5507 OREGON AVE
97-61-5PHA	which is presently zoned fit-C
This Petition shall be filed with the Office of Zoning Administ. The undersigned, legal owner(s) of the property situate in Baltim	tration & Development Management.
SPECIAL HEAMING FOR A CO	VAIVER PURSUANT to SECTION
500,6 BCZR SECTION 517.	Z, BLOG-CODE, AND SECTIONS
26-276, 26-670, 26-17	2 (a)(3), 3CC to PERMIT
REPAIRS + UNIOR ADDITION	16 X18 ON UPPER LEVEL IN
A RIVERINE PLOOPPLAIN	Ù.
Property is to be posted and advertised as prescribed, or we, agree to pay expenses of above Special Hearing advertise to be bound by the zoning regulations and restrictions of Baltice	bed by Zoning Regulations. tising, posting, etc., upon filing of this petition, and further agree to an timore County adopted pursuant to the Zoning Law for Baltimore Coun
Contract Purchaser/Lessee:	I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Legal Owner(s):
(Type or Print Name)	(Type of Print Name) 38-1 150 }
Signature	Signature PHTLLIP CHT215T
Address	(Type or Print Name)
City State Zipcode	Signature SST7 ONE CON' AVE
Attorney for Petitioner:	Address BACTIMORE LIPHOMORIO, 22
	11101 1 COLOC 1 10(1) CICO
Type or Print Name)	City State Zipcode Name. Address and phone number of representative to be contacted.
Type or Print Name)	City State Zipcode Name. Address and phone number of representative to be contacted.
	City State Zipcode Name. Address and phone number of representative to be contacted. ANDOWNAN 247-43
ignature	City State Zipcode Name. Address and phone number of representative to be contacted. AUCOMMAN 247-43 Name 44/6 JOHN MVE BALT- 2122- Address Phone No. OFFICE USE ONLY
ddress Phone No.	City State Zipcode Name. Address and phone number of representative to be contacted. AMOMMAN 247-43 Name 44/6 JOHN AVE BALT-2122- Address Phone No.

Petition for Special Hearing
to the Zoning Committee

to the Zoning Commissioner of Baltimore County

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owners(s) of the property situate in Baltimore County and which is described in the description and plat attached reveto and made a part hereof, hereby petition for a Variance from Section(s) #09.6 A.2 #09.6 A.2 #09.6 A.2 #09.6 A.2 #09.6 A.7 #09.6 A	for the property located at SOO ONLOW ANE which is presently zoned	for the property located at 9507 ONEGON ME 97 — Lo I — 5 PHT which is presently zoned by CCC This Petition shall be filled with the Office of Zoning Administration & Development Management. The undersigned, legal connects) of the property situate in Baltimore County and which is described in the description and plat attached reserved and made a part hereof, hereby petition for a Variance from Section(s) 709.6 A.2 709.6	for the property located a $97 - 401 - 5941$	•
This Petition shall be filled with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Battimore County, and which is described in the description and plat attached recrete and made a part hereof, hereby petition for a Variance from Section(s) #09.6 A.2 #09.6 A.2 #09.6 A.2 #09.6 A.7 #09.10 PETALLING PROPERS FOR A PROFUSED RESTAURANTY AND ITON IN LIEU OF THE NEGULIED GO PROPERSONS, Indicate hardship or cracitized difficulty) #10.00 PETALLING OF THE MEDITION OF PROPERSONS, Indicate hardship or cracitized difficulty) #10.00 PETALLING OF THE MEDITION OF PROPERSONS, Indicate hardship or property is to be posted and advertised as prescribed by Zoning Regulations. Color of the Zoning regulations and restrictions of Battimore County adopted pursuant to the Zoning Law for Battimore County. Live as society details and advertised as a prescribed by Zoning Regulations. Live as society details and advertised as prescribed by Zoning Regulations. Live as society details and advertised as prescribed by Zoning Regulations. Live as society details and advertised as prescribed by Zoning Regulations. Live as society details and advertised as a prescribed by Zoning Regulations. Live as society details and advertised as a prescribed by Zoning Regulations. Live as society details and advertised as a prescribed by Zoning Regulations. Live as society details are prescribed by Zoning Regulations. Live as society details and advertised as a prescribed by Zoning Regulations. Live as society details and advertised as a prescribed by Zoning Regulations. Live as society details and advertised as a prescribed by Zoning Regulations. Live as society details and advertised as a prescribed by Zoning Regulations. Live as society details and advertised as a prescribed by Zoning Regulations. Live as society details and advertised as a prescribed by Zoning Regulations. Live as society details and advertised as a prescribed by Z	This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached rerete and made a part hereof, hereby petition for a Variance from Section(s) ## 199. C. A. 2 #	This Petition shall be filled with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the properly situate in Baltimore County and which is described in the description and plat attached reveto and made a part hereof, hereby petition for a Variance from Section(s). ### PETITIFY ZELL PARKING—SPACES FOR A PROFESSOR RESTAUKANT ADDITION IN LEVOF THE REQUIRED & PARKING—SPACES) of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, to the Zoning Regulations. #### PROPERTY OF THE MELLINE AT THE MILL. Property is to be posted and advertised as prescribed by Zoning Regulations. I of two, agree to pay expenses of above Variance advertising, posting, etc., upon thing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County adopted pursuant to the Zoning Law for Baltimore County adopted pursuant to the Zoning Law for Baltimore County adopted pursuant to the Zoning Law for Baltimore County adopted pursuant to the Zoning Law for Baltimore County adopted pursuant to the Zoning Law for Baltimore County adopted pursuant to the Zoning Law for Baltimore County adopted pursuant to the Zoning Law for Baltimore County adopted pursuant to the Zoning Law for Baltimore County adopted pursuant to the Zoning Law for Baltimore County adopted pursuant to the Zoning Law for Baltimore County adopted pursuant to the Zoning Law for Baltimore County adopted pursuant to the Zoning Law for Baltimore County adopted pursuant to the Zoning Law for Baltimore County adopted pursuant to the Zoning Law for Baltimore County adopted pursuant to the Zoning Law for Baltimore County and the Law for		Which is presently send
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of the body become	of the soul of Anna Anterior	Phone No	Address State Zipcode Attorney for Petitioner Typo or Print Name:	(Type or Print Name) Signature
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			Address State Zipcode Attorney, for Petitioner Typo or Print Maide; Signature Phone No.	(Type or Print Name) Signature
State Zipcode 44/0 JUHN RVE BAT 21227 Address Phone No OFFICE USE ONLY	OFFICE USE ONLY		Address State Zipcode Afformer, for Petitioner Typo or Print Maide; Signature Address Phone No. Diate Zipcode	Signature Signature Signature Signature Signature STOT PANTNERSHIP Signature STOT ONE CON AVE Address BATTMORE, MO 21221 City Name, Address and phone number of representative to be contacted IANL J-GORMAN 242 4312 Name 4410 JUHN AVE BAT 21227 Address Phone No
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Tipcode Address Phone No OFFICE USE ONLY ESTIMATED LENGTH OF HEARING	State Zipcode Address Phone No OFFICE USE ONLY ESTIMATED LENGTH OF HEARING unavailable for Hearing	unavailable for Hearing	State Zipcode Tomer, for Festioner you or Prior (*Aske) Idness Phone No. In Date Zipcode	Signature Signature Signature Signature STOT PANTINERSHIP Signature STOT ONE CON ANG Address Frome No BANTIMORE, MD 21227 City State Zipcode Name, Address and phone number or representative to be contacted AUL J-GORMAN 242 4312 Name CHIO JUHN ME BALT 21227 Address Frome No OFFICE USE ONLY ESTIMATED LENGTH OF HEARING UNAVAILABLE OF HEARING OFFICE USE ONLY

ZONING DESCRIPTION 97-61-5PHA

3217 SF. SIR PG.

The property known as 5507 Oregon Avenue located in the 13th Election District in the subdivision of North Halethrope contains 0.07 acres of land in a rectangular shape. The lot begins at a point on the East side of Oregon Avenue, which is 37 feet wide, at the distance of 185.55 feet South of the centerline of the nearest improved intersecting street, Sulphur Spring Road, which is 55 feet wide. Thence the following courses and distances:

Typical metes and bounds: N. 3 37' 46" E. 30.05 ft.; N. 38 51' 16" E. 99.66 ft.; chord S. 23 32' 21" E. 32.39 ft., radius 174.27 ft., arc length 32.44 ft.; and S.88 51' 16" W. 114.50 ft. to the place of beginning as recorded in Deed Liber 10010, Folio 145.



CENTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towner, Maryland

12	3	Date of Posting 8/23/90
District	2	Late of Fundamental Allerent
Posted for:	Case # 97-61-35HH	(Item 42); 5507 Oregon Avenue
Petitioner:	Clem Kaikis & Philli	e Christ
Tennon-	Els Oreann Ave	enue. 185.55' Sof Sulphur Sprin
Location of p	property:	mor, rases of the surprise
Location of	some on building tront	Where window opening is.
	J	<i>i</i> 0
Remarks:		
	Julie M. Delimen	Data of return:
Remarks:	Julie M. Delman	Data of return
	Segmentre	Data of return

NOTICE OF HEARING The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows: Case: #97-61-SPHA
(Item 62)
5507 Oregon Avenue, 185.55 S
of Suightur Spring Road
13th Election District
1st Councilmanic
Legal Owner(s):
Clem Kaiks and Phillip Christ
Special Hearing: for a waver
to permit repairs and minor
addition (16 leet x 18 feet) on
upper level in a riverine floodupper level in a riverine flood-plain. Variance: to permit zero parking spaces for a proposed restaurant addition in lieu of shown on provided plan. Hearing: Wednesday, Septem-LAWRENCE E. SCHMIDT Zoning Commissioner for Handicapped Accessible: for special accommodations Please Call 887-3353
(2) For information concerning ing the File and/or Hearing. 8:303 Aug 22 C76020 ___

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of _____ successive weeks, the first publication appearing on Mrg 22, 1966.

THE JEFFERSONIAN,

LEGAL AD. - TOWSON

Baltimore County Department of Permits and Development Management

Development Processing County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising: Item No.: 62 Petitioner: CLEM KAIKIS

Location: 5507 OREGON AVE PLEASE FORWARD ADVERTISING BILL TO:

ADDRESS: 5507 OREGON AUG PHONE NUMBER: 40 539 0088 / 389-1507#

TO: PUTUXENT PUBLISHING COMPANY August 22, 1996 Issue - Jeffersonian

Please foward billing to:

Clem Kaikis 5507 Oregon Avenue Baltimore, ND 21227 529-0088

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-61-SPHA (Item 62) 5507 Oregon Avenue

E/S Oregon Avenue, 185.55' S of Sulphur Spring Road 13th Election District - 1st Councilmanic Legal Owner(s): Clem Kaikis and Phillip Christ

Special Hearing for a waiver to permit repairs and minor addition (16 feet x 18 feet) on upper level in a riverine floodplain. Variance to permit zero parking spaces for a proposed restaurant addition in lieu of the required b parking spaces and to confirm parking as shown on provided plan.

HEARING: WEDNESDAY, SEPTEMBER 11, 1996 at 10:00 a.m. in Room 106, County Office Building.

LAWRENCE E. SCHMIDT ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353. (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Department of Permits and Development Management Development Management

Development Processing County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204

September 5, 1996

Mr. Clemis A. Kaikis c/o 5507 Partnership 5507 Oregon Avenue Baltimore, MD 21227

> RE: Item No.: 62 Case No.: 97-61-SPHA Petitioner: Clemis Kaikis

Dear Mr. Kaikis:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on August 8, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Zoning Supervisor

WCR/re Attachment(s)

Baltimore County Government Fire Department

700 East Joppa Road Towson, MD 21286-5500

Office of the Fire Marshal (410)887 - 4880

DATE: 08/15/96

Arnold Jablon Director Zoning Administration and Development Management Baltimore County Office Building Towson. MD 21204 MAIL STOP-1105

RE: Property Owner: CLEM KAIKIS & PHILLIP CHRIST Location: E/S OREGON AVE. 185.55' S OF SULPHUR SPRING RD. (5507 OREGON AVE.)

Item No.: 062

Zoning Agenda:SPECIAL HEARING/VARIANCE

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD Fire Marshal Office, PHONE 887-4881, MS-1102F

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT INTER-OFFICE CORRESPONDENCE

Mr. Arnold Jablon, Director Zoning Administration and Development Management

August 21, 1996

Robert A. Wirth ピカレノタテ

SUBJECT: Zoning Item #62 - Kaikis Property 5507 Oregon Avenue Zoning Advisory Committee Meeting of August 19, 1996

The Department of Environmental Protection and Resource Management offers

the following comments on the above-referenced zoning item: Environmental Impact Review

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

RAW:MK: KAIKIS/DEPRM/TXTSBP BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon, Director Permits and Development Management

DATE: August 22, 1996

FROM: Pat Keller, Director Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s): Item Nos. 33, 48, 55, 58, 62, 63, 65, 66, 67, and 69

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

ITEM33/PZONE/ZAC1

BALTIMORE COUNTY, MARYLAND INTEROFFICE CORRESPONDENCE

Date: August 23, 1996

Arnold Jablon, Director Department of Permits & Development

Management Robert W. Bowling, Chief Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting for August 26, 1996 Items: "Use Permit-Parking", 033, 057, 058, 062, 063, 065, 066, 067, and 069

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments. RWB:HJO:jrb

cc: File

cc: File

DATE: Sept. 20, 1996

The Development Plans Review Division has re-reviewed the subject zoning item, and we revise our comments dated August 26, 1996 as follows: The Developer is advised the site is located in a riverine floodplain; therefore, all proposed construction must be above

elevation 70.0. RWB:HJO:jrb

cc: Zoning Advisory Committee Mr. Paul J. Gorman, Architect; 4410 John Avenue - Rookery; Baltimore, MD 21227 File

Maryland Department of Transportation State Highway Administration

David L. Winstead Parker F. Williams Administrator

8-16-66

RE: Baltimore County Item No. 067 (JLL) Baltimore County Office of Permits and Development Management County Office Building, Room 109 Towson, Maryland 21204

Dear Ms. Eubanks:

Ms. Roslyn Eubanks

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours, Ronald Burns, Chief Engineering Access Permits

My telephone number is _____ Maryland Relay Service for Impaired Hearing or Speech Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND Inter-Office Memorandum

August 8, 1996

Hearing Officer

John L. Lewis

SUBJECT: 5507 Oregon Avenue

The plans and descriptions are sealed by an architect. I advised of checklist requirements and the applicant wanted to file at own risk.

The floodplain question came up at the filing. I accepted the special hearing request with the applicant knowing that a waiver request to the DRC concerning the floodplain would be required and the Director of DPW must make a recommendation prior to the hearing.

Also advised need to contact MDE.

JLL:sci

PETITION PROBLEMS

#33 --- RT

1. Where has this petition been???? 2. Only one signature was notarized.

#55 --- JRA

No zoning indicated on petition form.

2. No review information on bottom of petition form.

#58 --- MJK

Need title of person signing for legal owner. 2. Need telephone number of legal owner.

#60 --- MJK

Need telephone number for legal owner.

#61 --- ????

Where is it?????? #62 --- JLL

1. Why does special hearing petition form list two legal owners and the variance petition form list only one legal owner. NO C.D.

#64 --- JLL

1. Need title of person signing for lessee.

#67 --- JJS

Need zoning on petition form - says "Res".

#70 --- ??? Where is it?????

#71 --- MJK

Need telephone number for legal owner.

RE: PETITION FOR SPECIAL HEARING PETITION FOR VARIANCE ZONING COMMISSIONER 5507 Oregon Avenue, E/S Oregon Avenue, 185.55' S of Sulphur Spring Road OF BALTIMORE COUNTY 13th Election District, 1st Councilmanic * Legal Owner(s): Clem Kaikis and CASE NO. 97-61-SPHA Phillip Christ * * * * * * * * * * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the abovecaptioned matter. Notice should be sent of any hearing dates or other

proceedings in this matter and of the passage of any preliminary or final Order.

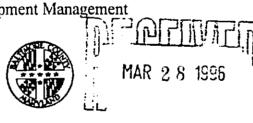
> People's Counsel for Baltimore County CAROLE S. DEMILIO Deputy People's Counsel Room 47, Courthouse 400 Washington Avenue

Towson, MD 21204

(410) 887-2188

I HEREBY CERTIFY that on this W day of September, 1996, a copy of the foregoing Entry of Appearance was mailed to Paul Gorman, 4410 John Avenue, Baltimore, MD 21227, representative for Petitioner.

Baltimore County Government Department of Permits and



March 22, 1996

111 West Chesapeake Ave. Towson, Md. 21204

Mr. Paul J. Gorman 4410 John Avenue Baltimore, Maryland 21227

> RE: Paul's Restaurant 5507 Oregon Avenue DRC Number 02126I, Dist. 23C1

(410) 887-3321

Dear Sir:

Pursuant to Article 25A, Section 5(U) of the Annotated Code of Maryland and as provided in Section 602(d) of the Baltimore County Charter and Section 26-132 of the Baltimore County Code, this letter constitutes an administrative order and decision on the request for issuance, renewal or modification of a license, permit, approval, exemption, waiver or other form of permission you filed with this department.

Your request has been submitted for careful review and consideration to the Development Review Committee (DRC), which is composed of representatives from each of those departments involved in land use decisions. These representatives are designees of the directors of these departments. The purpose of the DRC is to insure compliance with Section 26-171 and Section 26-211 of the Baltimore County Code and to make recommendations to the Director, Department of Permits and Development Management.

The DRC has in fact met in an open meeting on February 20, 1996 and made the following recommendations:

The DRC has determined that your project meets the requirements of a limited exemption under Section 26-171. The building may be built over top of the existing sewer easement, but no structures can be placed in the easement itself. The owner must provide Baltimore County with a "hold harmless agreements", to allow Baltimore County to make improvements in the existing easement. Baltimore County will not be - responsible for damages to the building for work done in the easement.

Mr. Paul J. Gorman Paul's Restaurant March 22, 1996 Page 2

I have reviewed the recommendations carefully and I have determined to adopt the recommendations set forth above. It is this 26th day of February, 1996, ordered and decided that the recommendations of the DRC are hereby adopted.

Should you submit an application for any permits that may be required for this project, your application will be processed subject to the conditions set forth above and any plans, securities, or non-county permits that may be required in accordance with County, State, or Federal regulations.

AJ:DTR:aw

c: Bruce Seeley Carol Brown James J. Temple, Jr., P.A. 4701 Leeds Avenue P.O. Box 7492

Baltimore, Maryland 21227

James J. Temple, Jr.

September 10, 1996

Fax: 410-247-9388

Jay B. Shuster

410-247-8400

Zoning Commissioner of Baltimore Rm 106

111 W. Chesapeake Ave Towson, Maryland 21204

County Office Building

Attn: Arnold Jablon, Director

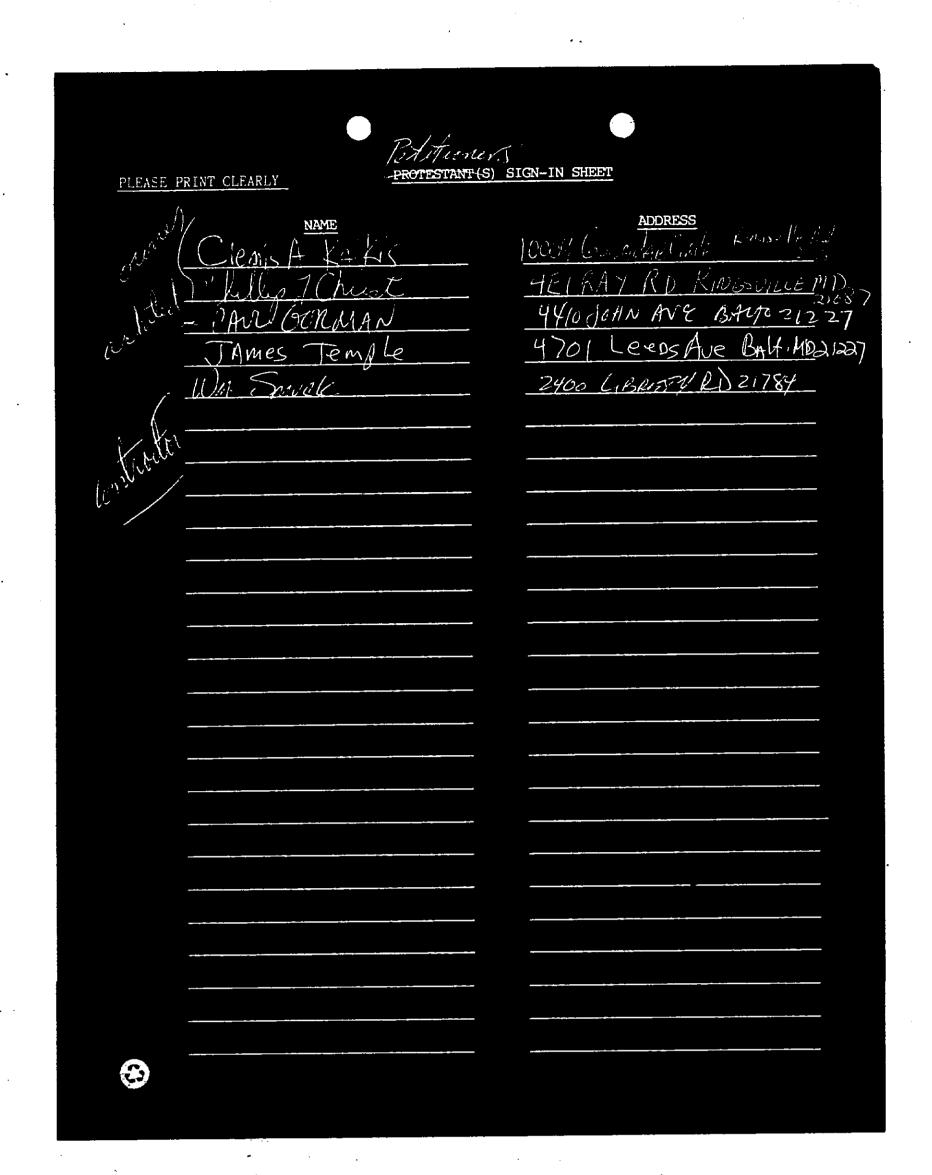
Re: Case No. 97-61-SPHA (Item 6)

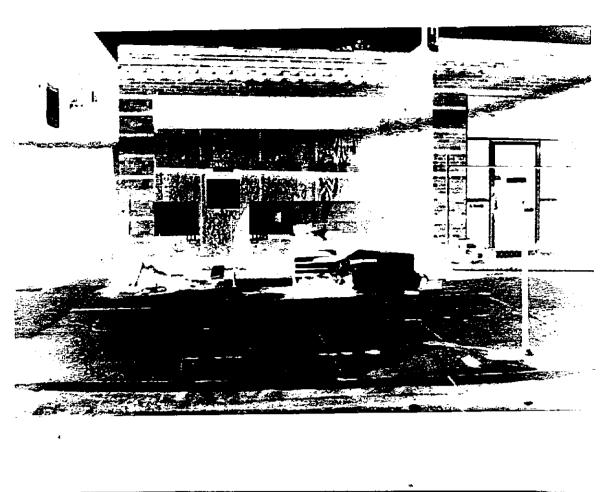
5507 Oregon Avenue

Dear Mr. Jablon:

Please accept this letter as my entry of appearance on behalf of the owners of the above referenced property, Clem Kaikis, Phillip Christ and the coporate entity, Trianda Inc. t/a Paul's Restaurant in regard to the hearing in the above referenced

cc: Mr. Clemis Kaikis Mr. Phillip Christ







CARVILLE DRIVE ZONE ZONE EX. CONG. WALK PROPOSED KENOVI- ENCLOSE EX. STAIRWELL 4'x18' #5507 0.07 ALL # 5517 APAILTIMENT PAVL'S ILEGT. HOLLY WOOD THEATER 4 STORES F.F. 74.6 nainagrid DESTROYED BY FILL 12/95 by file STEEL PLATFORIA OWNER: IKNIN COHEN F.F. 19.3 231 IV. CHERIU HILL RD REISTERSTOWN, 1AD 21136 General Notes
Paul's Restaurant
Baltimore County, Maryland PILOPOSED ADDITION - (SHADED) 18' × 16' FIRST FLOOIL -KITCHEN EXTENSION COLUIAN SUPPORTED 1-HIL FIRE SEP C SIDES Trianda, Inc. c/o 5507 Partnership 1) BUILDING OWNER: COURIL 5507 Oregon Avenue & FENCE Baltimore, MD 21227 Mr. Clem Kaikis 410-529-0088 GARI 3,217 sf. 5507 Oregon Avenue Lot 30 N. Halethorpe Election District 13 2) SITE: SULPHUE SPILING INN Councilmanic District 1 120' S. of Sulphur Spring Road F. F. 74.8 3) TAX ACCOUNT NO: 1312200170 -550'± to DR.5.5 1 ZNE \supset 4) DEED REFERENCE: Liber 10010 Folio 145 Use Group A-3 Const. Type 3-B 1852 sf. one-story with basement Restaurant, Constructed 1952 \pm 5) EXISTING CONSTRUCTION: MALTIMORE COUNTY BOX CULVERT Const. Type 2-C 16' X 18' rear 1st Floor Kitchen 6) PROPOSED CONSTRUCTION: Est REAM Extension OUTFALL 4' X 18' Front stair encls. 7) ZONING: DRC #02126 I Approved 2-12-96 8) SETBACKS: Side 0', Rear 0' 9) PARKING: Numerous street and off street metered parking provided. 30 psf live load 12 psf wind load 80 psf floor live load 10) LOADINGS: 11) HEATING/AC: Provided 12) LIGHTING: Provided In addition - 9" R-30 roof 4" R-19 walls 13) INSULATION: PARKING DATA 14) SANITARY FACILITIES: Upgraded for handicapped accessibility ADDITION - 360 SF 16 SPACES FOR EACH ILO. IF OF ADDITION 15) UTILITIES: Water, sewer, gas, electric existing 0.34×16 -6 SPALES KEDVIKED 1993 BOCA Codes w/amend
1994 NFPA 101 Life Safety Code
1993 National Electrical Code
1973 County Plumbing Code
1986 ANSI A-117.1 Providing APPLICABLE CODES: 6 SPACES CHOWN PER ASKEFMENT Accessibility for Handicapped NO PREVIOUS ZONING HEARINGS ON SITE 1985 05.02.02 Maryland Regulations/Handicapped TO ACCOMPANY ZONING VARIANCE HEARING A.O.S. = 170/0 FLOOK AKEA TABULATION ? + SPECIAL HEARING PAUS RESTAURIT BASEINENT 1852 SF PLAT ONE 'NOKTH HALETHORPE' IST FLOOR 1852 PLAT BOOK 7, FOLLD 25 FRONT ADDITION OUINER: TRIANCA INC. 72 NEAK ADDITION 1685 C/6 5507 PA, INEKSHIP 9 CALE: 1"= 20" 4,064 S.F. 5507 ORESON AVE 21227 A7 2-12-96 REVISIONS 4410 JOHN AVENUE . HUCKENY ADDITION AND ALTERATIONS TO: ARCHITECTURAL DRAWINGS BALTIMORE, MARYLAND 21227 PROP. LIVES 2-14.96 OFC: 410 242-4312 PARILNE LALCE 7-19-92 PAUL'S RESTAURANT FAX: 410 247-8989 SCALE: 12 22 BALTIMORE COUNTY, MARYLAND PAUL J. GORMAN, ARCHITECT MEMBER OF THE AMERICAN INSTITUTE OF ARCHITECTS DATE: 6 20-44

HAS -19-16

#67